

# Collinsville IL Retail Lots

705 Bluff Road (Hwy 157), Collinsville, IL 62234



1 Acre (\$750,000) 5 Acres (\$850,000)

## PROPERTY OVERVIEW

- Owner will offer Ground Lease or Build-to-Suit
- 1.0 and 5.0 AC Lots Available
- North of Eastport Plaza near I-55/I-70 Interchange
- 228' Frontage on Bluff Road (Hwy 157)
- Zoned HP-1 (Hospitality Park District)
- Utilities at site
- Proposed Enterprise Zone

## TRAFFIC COUNTS

Hwy 157 at Site: 24,500 VPD  
Hwy 157 at Walmart Center:  
25,300 VPD

## ASKING RATE

Ground Lease: Contact Us  
BTS: Contact Us

**WP** | **WITTENAUER**  
PROPERTIES

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269  
Office: 618.632.5850 | Fax: 618.632.3270  
Email: [info@wittenauerproperties.com](mailto:info@wittenauerproperties.com)  
[www.wittenauerproperties.com](http://www.wittenauerproperties.com)

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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**SUBJECT PROPERTY**

Collinsport Drive

Beltline Road

Bluff Road / Hwy 157

24,500 VPD

Bluff Road / Hwy 157

L-55 / I-70 / Hwy 40

60,000 VPD

Bluff Road / Hwy 157

25,300 VPD

**Gateway Center**

**IDOT**

**Collinsville Crossing**

**REGIONS**

Arby's

White Castle

Days Inn

Hampton Inn

Super 8

Comfort Suites

Fairfield Inn & Marriott

Popeye's

LAQUINTA Inns & Suites

MOTO

DQ

Pizza Hut

Steak 'n Shake

Applebee's

DRURY INN & SUITES

Walmart

ATI PHYSICAL THERAPY

Wendy's

boost mobile

AW ALL AMERICAN FOOD

Panera BREAD

MIDAS

Long John Silver's

Qdoba

Wendy's

STARBUCKS COFFEE

UMB BANK

SALLY BEAUTY

Little Caesars

WAFFLE HOUSE

PENN STATION EAST COAST SUBS

SPRINT

T-Mobile

Hallmark

verizon

ATHLETICO PHYSICAL THERAPY

at&t

cricket wireless

golden corral

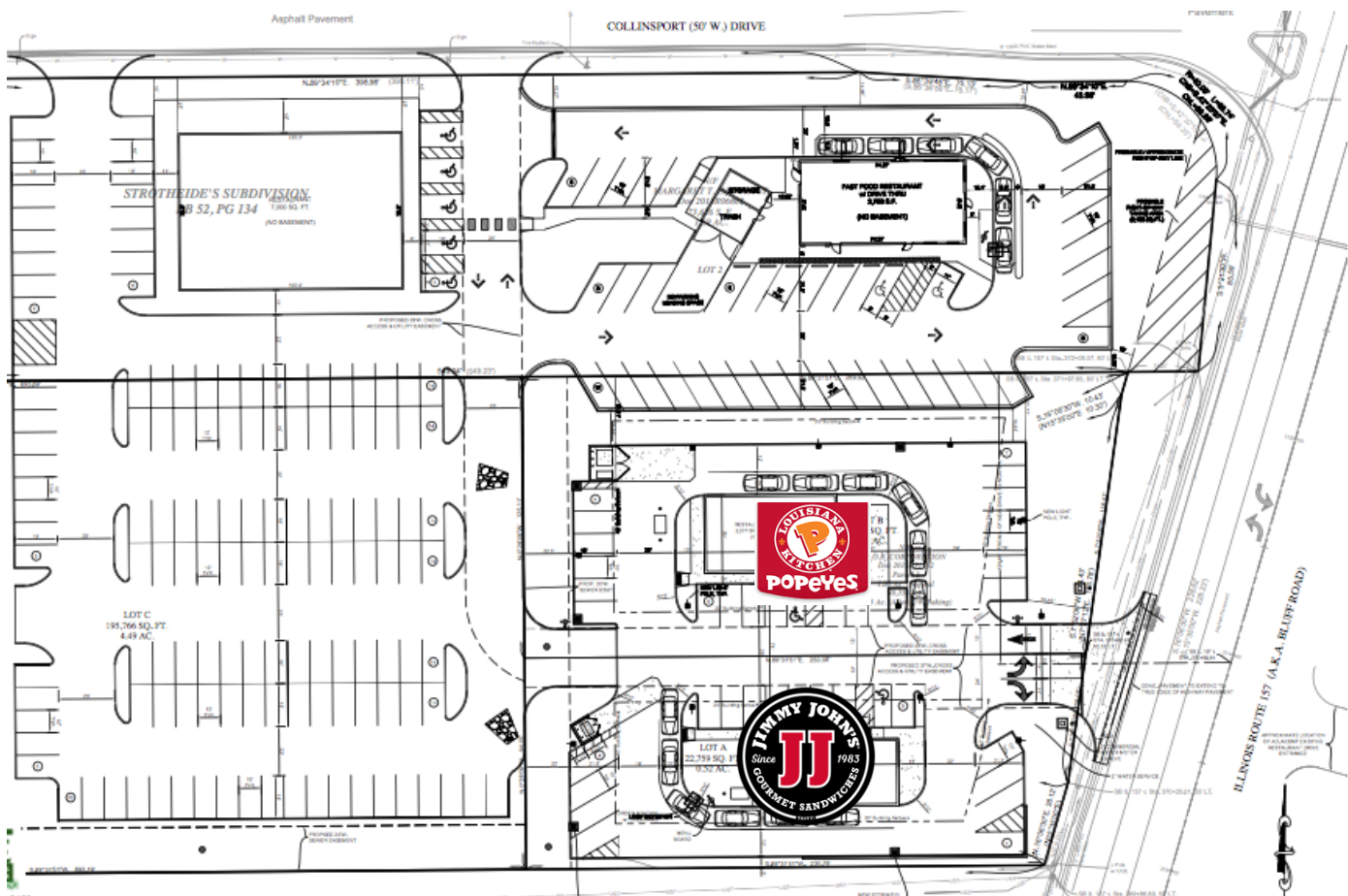
All About EYES

Charter Spectrum

GNC

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,087	32,262	58,898
Households	1,926	13,477	23,739
Avg. HH Income	\$65,901	\$62,523	\$68,408

## FOR INFO, CONTACT:

David Wittenauer | President  
 david@wittenauerproperties.com  
 Office: 618-632-5850  
 Mobile: 618-719-1197